20 October 2026

ASX Announcement

Region Group (ASX: RGN) 2026 Annual General Meeting
Address to Security Holders

Attached are the addresses and presentation to be delivered by the Chair, Steven Crane, and the Managing Director and Chief Executive Officer at today's Annual General Meeting (AGM).

This document has been authorised to be released to the ASX by the Company Secretary of RGN.

ENDS

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Chair's Address – Steven Crane

Good afternoon, ladies and gentlemen, and welcome to Region Group's 2026 Annual General Meeting. On behalf of the Board, I extend a warm welcome to security holders, proxies and guests participating in today's hybrid meeting.

I would like to commence by acknowledging the traditional custodians of the land on which we are formally conducting this meeting, the Gadigal People of the Eora Nation. Recognising that you may be participating in this meeting on land with other traditional custodians, I pay my respects to their Elders past and present of all those Nations.

If we experience any technical issues today, a recess or an adjournment may be required depending on the number of security holders being affected. If this occurs, I shall advise you.

My name is Steven Crane, and I am the Chair of the Group. I have been appointed as Chair of this meeting.

This afternoon we are simultaneously holding the meetings of:

- Region Management Trust; and
- Region Retail Trust,

and for the rest of this meeting, I will refer to the business of each Trust conducted as one meeting.

Today I will share my reflections on the 2026 financial year at Region. I will then ask our Managing Director and Chief Executive Officer, Greg Chubb, to address you. After Greg's address, I will move on to the formal business which includes the resolutions of the meeting and take any questions.

I would now like to introduce my fellow Independent Directors:

- Beth Laughton;
- Angus James;
- Antoinette Milis;
- Jane Lloyd; and
- Guy Farrands.

I would also like to welcome the following people who are present today:

- Greg Chubb, our new Managing Director and Chief Executive Officer;
- Erica Rees, our Chief Operating Officer and Company Secretary;
- David Salmon, our Chief Financial Officer; and
- Paul Thomas, KPMG Audit Partner.

We also have representatives of the Group's Registry, MUFG Corporate Markets (AU) Limited joining us today. MUFG will be moderating the webcast platform.

I have been informed by our Company Secretary that a quorum is present, and I declare the meeting open.

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It gives me great pleasure to share with you today my perspective on the performance of Region over FY26, a year that marked a significant leadership transition.

On behalf of the Board, I acknowledge and thank Anthony Mellowes for his significant contribution over 13 years as Region's inaugural Chief Executive Officer. Anthony was instrumental in building Region into Australia's leading internally managed essential retail portfolio and establishing strong foundations for its future. We thank Anthony for his leadership and wish him well.

The Board was pleased to appoint Greg Chubb as Managing Director and Chief Executive Officer. Greg brings deep property experience, a strong understanding of the sector and a clear focus on performance and execution.

Under Greg's leadership, Management has evolved Region's strategy and enters its next chapter from a position of strength.

FY26 demonstrated the resilience of our essential retail portfolio. Our centres are focused on the everyday needs of Australian communities, underpinned by Australia's leading supermarket partners and a non-discretionary retailer base. This essential retail focus supports enduring customer demand, resilient income and sustainable returns through economic cycles.

Operational performance was strong over the year with portfolio occupancy increasing from 97.5% in FY25 to 98.1%, supermarket sales growth of 4.1% and comparable net operating income growth of 3.3%. We completed 380 specialty leasing deals during the year with average annual rent increases of 4.4% and average leasing spreads of 4.0%.

This strong momentum across key operating metrics, combined with proactive capital management initiatives resulted in FFO per security and AFFO per security growth of 3.2% and 2.9%, respectively with 100% of AFFO per security distributed to security holders. Excluding the impact of the increase in the weighted average cost of debt, FFO per security and AFFO per security grew by more than 5%.

Our FY26 performance demonstrated these strengths, with total security holder return of 9.8% over the period which outperformed both the ASX 200 and ASX 200 A-REIT indexes.

Maintaining financial strength and flexibility remains a priority for the Board. We are focused on ensuring capital is allocated with discipline, the balance sheet remains appropriately positioned and that Region retains the capacity to invest in its portfolio and other growth opportunities.

Region's performance depends on more than the quality of the assets we own. It is supported by the strength of our relationships with tenant partners and communities, and the experience and commitment of our people.

Maintaining these relationships, together with strong governance, responsible management of our assets and disciplined capital management, remains central to protecting and creating value for security holders.

The Board also continued its renewal during the year.

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As previously announced, Belinda Robson retired from the Board after serving as a Director since Region's listing in 2012. On behalf of the Board, I sincerely thank Belinda for her service.

Recently, Michael Herring also retired from the Board. Michael made a valuable contribution to Region, bringing extensive governance experience and a steadfast commitment to the Group. On behalf of the Board, I thank Michael for his service and wish him well for the future.

The Board has nominated a new independent Director, Guy Farrands, for election at this year's AGM. Guy has over 30 years' experience in direct and ASX listed property markets in Australia and internationally across commercial, retail, industrial and retirement property sectors.

I would like to thank Greg, the management team and all of Region's people for their contribution during an important year for the Group.

Region enters FY27 in a strong position with a high-quality portfolio and an experienced management team who have a clear direction for the business. The Board is confident in Region's capacity to build on these foundations and deliver growing distributions and security holder returns.

Finally, on behalf of your Board and Management team, I thank you all for your continued support.

I will now hand over to Greg.

Managing Director and Chief Executive Officer's Address

Thank you, Steve, and good afternoon, ladies and gentlemen. My name is Greg Chubb and it's a privilege to welcome you to my first AGM as the Managing Director and Chief Executive Officer of Region Group.

I would like to echo the statements made by the Chair regarding Anthony and thank him for his support throughout the handover, which contributed to a smooth transition.

Having now been with the business for seven months, I have spent significant time in our assets around the country, meeting our teams and engaging with our major tenant partners at Woolworths, Coles, Wesfarmers and Aldi. These interactions have helped me challenge our capabilities and culture to ensure they remain aligned with our strategic priorities and market opportunities.

Our nationwide portfolio of essential retail centres under management is underpinned by Australia's leading supermarket operators and a diverse, non-discretionary retailer base that serves the essential needs of the communities we operate in.

During the financial year, comparable portfolio MAT sales grew by 3.3% to over $6 billion, of which supermarkets generated more than $5 billion. Woolworths, Coles, Aldi, Wesfarmers and other major retailers generate 45% of total gross rent in the portfolio. Our partnership

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with more than 2,200 specialty tenant retailers contributes to our essential offering, resulting in 88% of total income being generated by non-discretionary retailers.

Our strategy is to maximise performance from Australia's leading internally managed essential retail portfolio. In doing so, we generate defensive and resilient cashflows that support growing distributions and security holder returns.

Our scale is an important advantage. It supports deep retailer relationships, specialist capabilities and insights across a national portfolio, and provides opportunities to apply successful initiatives across multiple assets. As we look to the future, our strategy will evolve to build on these strengths.

Our integrated operating platform is fundamental to our strategy. It brings our capabilities together around clear asset-level priorities and supports consistent decision-making and execution across the portfolio. In turn, this enhances our ability to actively manage our assets and capture opportunities for growth across the portfolio.

We will continue to pursue proactive organic growth opportunities through active asset management, including leasing and targeted enhancements, to improve the performance and productivity of our assets.

Our strategy combines this organic growth with selective inorganic growth. Portfolio optimisation provides an opportunity to recycle capital and direct investment towards assets and opportunities with stronger growth potential. We will also consider acquisitions, including opportunities through the Metro Fund alongside our institutional partner, where these complement our existing portfolio and create value for security holders.

Across each of these pathways, our approach to capital management remains disciplined and focused on sustainable returns.

During the year, we continued to make progress against our sustainability objectives.

On the environmental front, we now have 21.8 megawatts of solar PV installed and operational across 33 centres, with a further 3.2 megawatts in design. This ongoing investment improves the efficiency and resilience of our portfolio while supporting our pathway to Net Zero Scope 1 and Scope 2 emissions by FY30.

Our centre teams contributed more than 2,100 hours to local causes during the year, reinforcing the role our centres play as trusted community hubs.

We remain on track to meet the mandatory ASRS requirements in FY27. Throughout the year we continued to strengthen our climate governance, data, systems and reporting capability to ensure we are well positioned for the new reporting framework.

Region enters FY27 with a high-quality internally managed essential retail portfolio, significant scale, strong retailer relationships and an experienced team.

Despite persistent inflation, elevated interest rates and ongoing global uncertainty, our non-discretionary retail focus continues to support resilient operating performance. Pleasingly, the strong momentum across key operational metrics, including comparable sales growth and specialty leasing activity, has continued into the first quarter of this financial year. We continue to closely monitor customer behaviour and tenant

performance, while remaining confident in the resilience of our portfolio and the essential nature of the goods and services our centres provide.

Our strategy provides clear pathways to 3-4%+ AFFO per security growth, while the characteristics that have long underpinned Region's performance remain unchanged: our essential retail focus, resilient income and disciplined approach to capital management.

FY27 sees us focusing on active asset management, disciplined investment and consistent execution across the portfolio as we continue to lay the foundation for sustainable growth over the long term.

At our FY26 results in August, Region provided FY27 earnings guidance of 3.0% growth in FFO to 16.5 cents per security, and 3.0% growth in AFFO to 14.5 cents per security, with a target distribution payout ratio of 100% of AFFO.

Since then, we have exchanged contracts for the divestment of three neighbourhood centres for a total of $73.5 million.

Against that backdrop and assuming no material change in market conditions, FY27 earnings guidance is maintained at FFO of 16.5 cents per security and AFFO of 14.5 cents per security.

With a high-quality essential retail portfolio, a strong balance sheet and continued momentum across the business, I am confident that our team at Region is well positioned for the year ahead.

Thank you for your time this afternoon.

I will now hand back to Steve.

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Annual General Meeting

20 October 2026



Kwinana Marketplace, WA



West Village, QLD



Lilydale Marketplace, VIC



Sturt Mall, NSW

Agenda

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1. Chair's Address
2. Managing Director and Chief Executive Officer's Address
3. Formal Business
4. General Questions



Steven Crane
Chair



Greg Chubb
Managing Director and Chief Executive Officer

Board and Management Team

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Steven Crane
Chair



Greg Chubb
Managing Director &
Chief Executive Officer



Beth Laughton
Director



Angus James
Director



Antoinette Milis
Director



Jane Lloyd
Director



Guy Farrands
Director



Erica Rees
Chief Operating Officer &
Company Secretary



David Salmon
Chief Financial Officer

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1 Chair's Address

Steven Crane

West Village, QLD

FY26 Highlights

Strong momentum across key performance metrics with 9.8% total security holder return[1] over the year

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Operational Performance

4.1%
Comparable supermarket MAT growth
from 3.3%[2]

98.1%
Portfolio occupancy
from 97.5%[2]

4.0%
Average specialty leasing spreads
from 3.7%[2]

3.3%
Comparable NOI growth
from 3.2%[2]

Financial Results

$268.8m
Statutory net profit after tax
from $212.5m[2]

$2.57
NTA per security
from $2.47 per security[2]

16.0
FFO cents per security
from 15.5cps[2]

14.1
AFFO cents per security
from 13.7cps[2]

Capital Management

100%
of debt hedged / fixed
at an average rate of 2.9% before margin

>$1bn
of debt refinanced[3]
at improved borrowing margins

4.5%
WACD
with $209.5m of cash and undrawn debt

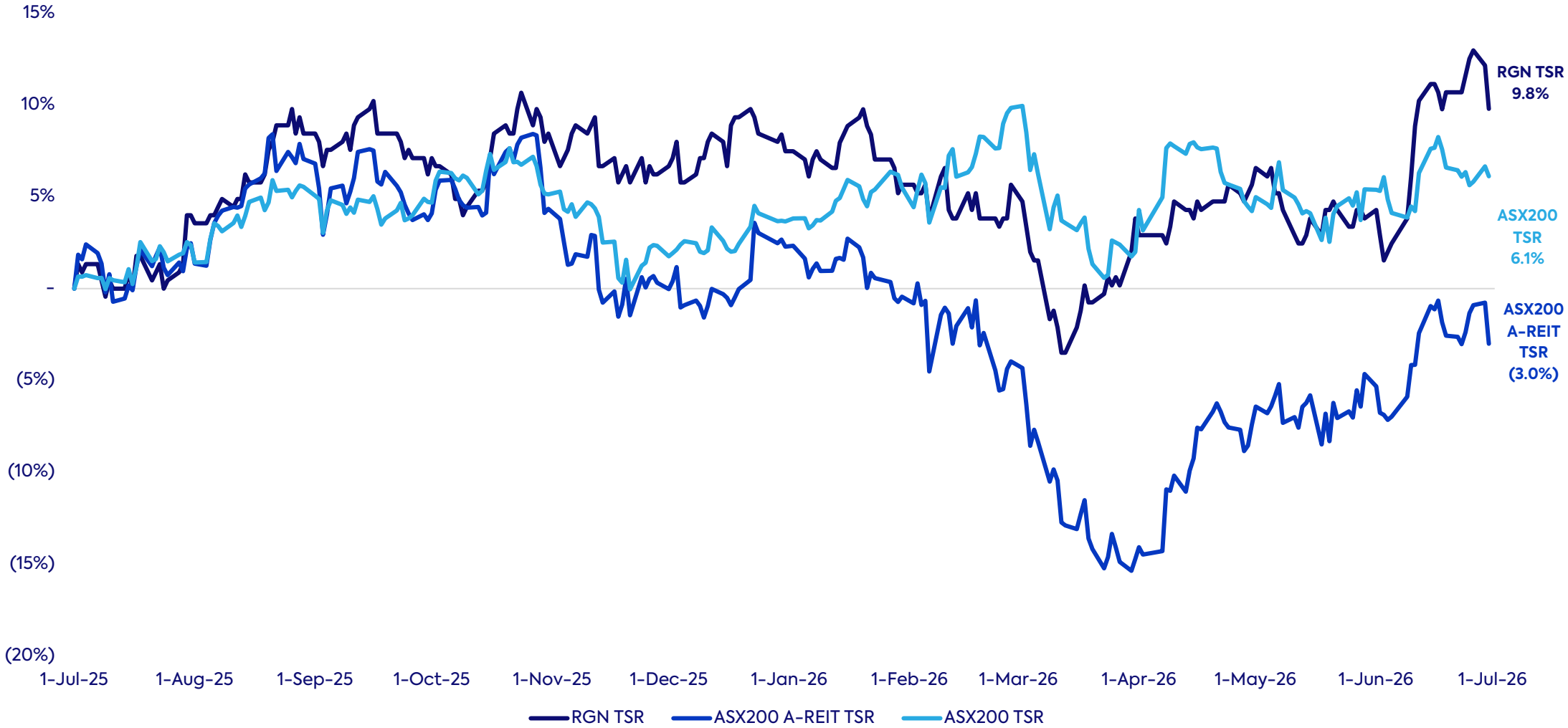
12.7m
securities purchased
for a total consideration of $29.2m

1. Source: FactSet
2. Compared to FY25
3. Comprised of a 6-year $300.0m AU$ MTN issued in 1H FY26, $365.0m of new bank facilities established in 2H FY26, the extension of an existing $150.0m facility in 2H FY26 and $200.0m of refinancing activity in 1H FY27

Total Shareholder Return (TSR)

Region has outperformed the ASX 200 and ASX 200 A-REIT Indices in FY26

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Source: Citi FactSet. Market data from 1 July 2025 to 30 June 2026

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Managing Director and CEO's Address

Greg Chubb



Kallo Town Centre, VIC

Our essential retail portfolio scale

Supporting better communities through life's essentials

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Australia's leading **internally managed essential retail REIT**

Generating over **$5 billion supermarket sales p.a.**[1]

With more than **2,200 specialty tenant partners**[1]

At the heart of **100 Australian communities**[1]



Moggill Village, QLD



Pakenham Marketplace, VIC



Claremont Plaza, TAS



Auburn Central, NSW



Kwinana Marketplace, WA



Mount Gambier, SA

1. Figures represent metrics for all Assets Under Management

Our Strategy

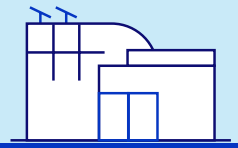
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Maximising performance from Australia's leading internally managed essential retail portfolio



Scaled Essential Retail Portfolio

Supermarket-led defensive, essential retail and services



Integrated Operating Platform

Deliver consistent performance through experience and disciplined execution



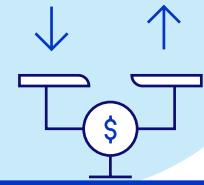
Proactive Organic Growth

Drive income and asset productivity through active asset management



Selective Inorganic Growth

Expand through portfolio optimisation and partnership



Disciplined Capital Management

Manage and invest capital to maximise long-term returns

Generating defensive and resilient cashflows that support growing distributions and security holder returns

Sustainability initiatives

Progressing towards Net Zero by FY30

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ENVIRONMENT

21.8MW
of solar PV across 33 sites installed and operational by the end of FY26

SOCIAL

2,112
hours donated by centre management staff to Essentially Local causes

GOVERNANCE

ASRS
on track to meet mandatory deadline in FY27



Lilydale Marketplace, VIC

Our FY26 Sustainability Report is available at regiongroup.au/investor-centre/reports-presentations/

Outlook and guidance

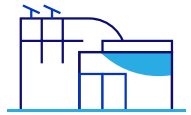
Generating resilient cashflows that support growing distributions and security holders returns

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Disciplined focus on essential retail



Favorable market conditions and positive sector fundamentals



Execution of a clear strategy



Earnings Guidance

is based on information currently available.

Assuming no significant change in market conditions, FY27 earnings guidance is:



3.0% growth
to FFO of 16.5 cps

3.0% growth
to AFFO of 14.5 cps

Target distribution per security payout ratio:

~100% of AFFO

